

**THE RHODE ISLAND CONVENTION CENTER AUTHORITY  
BOARD OF COMMISSIONERS  
OPERATIONS AND FACILITIES COMMITTEE MEETING**

**April 26, 2005**

**A meeting of the Operations and Facilities Committee of the Rhode Island Convention Center Authority Board of Commissioners was held on April 26, 2005 at the rise of the Finance Committee, pursuant to notice at the Rhode Island Convention Center Boardroom, One Sabin Street, Providence, Rhode Island.**

**Board members present were Committee Chairman, Jerry Massa, Commissioners Joe Judge, Dale Venturini and David A. Duffy.**

**Also in attendance, Jim McCarvill and Theodore Przybyla RICCA; Harry Jones, Project Consultant; Tim Muldoon and Debbie Tuton, SMG/RICC.**

**Chairman Massa called the meeting to order at 3:30 p.m.**

**The committee was advised the next meeting would be held on May 17 at the rise of the Finance Committee**

**Noting the minutes of the previous meeting had been distributed, Chairman Massa entertained a motion to approve**

**Upon a motion duly made by Ms. Venturini and seconded by Mr. Duffy**

it was unanimously

**VOTED: to approve the minutes as distributed.**

**Chairman Massa recognized Harry Jones, Authority consultant, and asked him to brief the committee on the status of the hotel projects. Mr. Jones advised the committee it was unlikely that the escalator would be open before the sale of the hotel. E.W. Burman has not completed the work needed to obtain the necessary inspections and the current pace of work will result in at least a two week delay. He indicated that he and Ted Przybyla are monitoring the project along with Robinson, Green & Beretta and they will continue to brief Mr. McCarvill on a daily basis. Mr. Przybyla indicated he has continued to hammer the contractor on commitments, but it appears that the contractor is progressing at their own pace with little regard for their previous commitments. The project is almost complete, but without getting the remainder of the work done that will enable inspections, the escalator project will continue with delays. Mr. Jones further advised the committee that there will be substantial punch list issues to be resolved with the contractor and that retainage is being held on the project. The committee was advised that there was a substantial issue with the poured concrete pad supporting the revolving door. It appears that the contractor poured the pad to incorrect dimensions and then attempted to expand the pad by a few inches with a subsequent pour. The architect, Mr. Jones, and Mr. Przybyla are extremely concerned about the strength of the pour and its ability to**

withstand future freeze/thaw cycles. The contractor was put on notice and the resolution of the issue is pending.

Chairman Massa thanked Mr. Jones for his continuing involvement.

Tim Muldoon was recognized and proceeded to brief the committee on current projects. Mr. Muldoon reported that remedial action will commence soon to alleviate the water penetration in south window walls and the granite paving replacement and caulking will begin within the next two weeks. Mr. Muldoon stated that the South Garage lighting will be upgraded as was previously done in North Garage.

Chairman Massa advised the committee that he had been approached by the Providence Foundation's Executive Director for the possible storage of their maintenance equipment in our garages. Mr. Muldoon cautioned the committee that the proposed space is for handicap van parking, but he would walk the space with Mr. Bodouin to see if accommodations could be made. Conversations ensued regarding the request and the committee chair indicated he would join Mr. Muldoon in the walk through to ascertain the ability to assist the foundation.

In conclusion, Mr. Muldoon advised the committee that Ms. Debbie Tuton had been promoted to Assistant General Manager.

Hearing no further comments Chairman Massa sought a motion to

**adjourn.**

**Upon a motion duly made by Mr. Judge and seconded by Mr. Duffy, it was unanimously**

**VOTED: To adjourn at 4:00 p.m.**